



Washington State Parks and Recreation Commission
& Bastyr University

Concept Proposal: **Land Exchange & Rehabilitation— Saint Edward Seminary Building Complex**



Photo: Peter Stevens

January 2015

Introduction

The Washington State Parks and Recreation Commission is collaborating with Bastyr University to explore ways to rehabilitate the Seminary building complex while retaining recreational opportunities at Saint Edward State Park.

The following presentation was developed by both parties to acquaint interested parties and community members with the concept of rehabilitation and to address how this project may be accomplished through a land exchange between Bastyr University and State Parks.

This is the first of many opportunities for citizens to get acquainted with and comment on the project. More information is in the “[Next Steps](#)” section at the end of this document.



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State Parks – OBJECTIVES

1. Bastyr acquires the Saint Edward Seminary building complex including the pool, gymnasium, and parking lot. ([Map, page 5](#))
2. State Parks acquires adjacent Bastyr land, appraised at equal value to the building complex, which is located along the shared entry road of the park. ([Map, page 5](#))
3. Project protects more open space with the acquisition of the Bastyr property, yet preserves the building complex and its cultural landscape. ([Map, page 5](#))
4. Land between buildings remains open for park visitor pedestrian circulation. ([Map, page 6](#))
5. Establish a new State Parks maintenance facility about 2,000 square feet. ([Map, page 6](#))
6. Daniels Real Estate, following the Secretary of the Interior's Standards, rehabilitates the Seminary building. The pool building, treated as a non-historic feature, is re-purposed as a rentable facility available for public use. The gym is unchanged and primarily used by Bastyr, but also available for limited public use. ([Drawings, pages 7 – 13](#))
7. Re-establish new parking elsewhere through redesign or expansion of existing parking lots. ([Pages 15-17](#))



Bastyr University – OBJECTIVE

Bastyr University plans to restore and reuse the historic Saint Edward campus buildings to address its current and future growth needs, rather than build on what is currently open space, ball fields and second growth timber lands on their adjacent campus.

The plan is to reuse the nationally landmarked seminary building for classrooms and student housing as originally designed. To accomplish this, exchange a comparable acreage of adjacent timberlands to expand the overall open space of the current park. In this plan, the Saint Edward gymnasium is not renovated. The mothballed pool building is converted to a lecture hall/multi-purpose facility. Both of these buildings will be available for public use at designated periods.

The Park Ranger offices remain in their current location in the gymnasium, and the open space currently surrounding the seminary buildings would be preserved for future generations of park visitors.



Bastyr University

Mission:

We educate future leaders in the natural health arts and sciences. Respecting the healing power of nature and recognizing that body, mind and spirit are intrinsically inseparable, we model an integrated approach to education, research and clinical service.



Vision:

As the world's leading academic center for advancing and integrating knowledge in the natural health arts and sciences, Bastyr University will transform the health and well-being of the human community.

Washington State Parks & Recreation Commission

Mission

The Washington State Parks and Recreation Commission cares for Washington's most treasured lands, waters, and historic places. State parks connect all Washingtonians to their diverse natural and cultural heritage and provide memorable recreational and educational experiences that enhance their lives.



Vision

Washington's state parks will be cherished destinations with natural, cultural, recreational, artistic, and interpretive experiences that all Washingtonians enjoy, appreciate, and proudly support.

City of Kenmore-approved Bastyr University Campus Development Plan

This image illustrates Bastyr University's future growth on their existing campus. For more information about the campus master plan, visit:

www2.bastyr.edu/ftp/strategic_planning/Campus_Master_Plan_2009.pdf



2006 Master Plan Guidelines for Bastyr Campus Planning Process

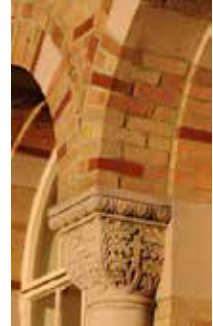
- Develop as a small university with slow and steady growth for a long period of time.
- Provide a mix of academic buildings and onsite housing.
- Develop plans and designs to mitigate traffic, parking and environmental impacts.
- Provide beneficial health and wellness resources to the campus and adjacent communities.
- Preserve and enhance the natural environment.



Definitions:

Secretary of the Interior's Standards for Preservation and Rehabilitation

- **Preservation** is defined as the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property.
- **Rehabilitation** is defined as the act or process of making possible compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.



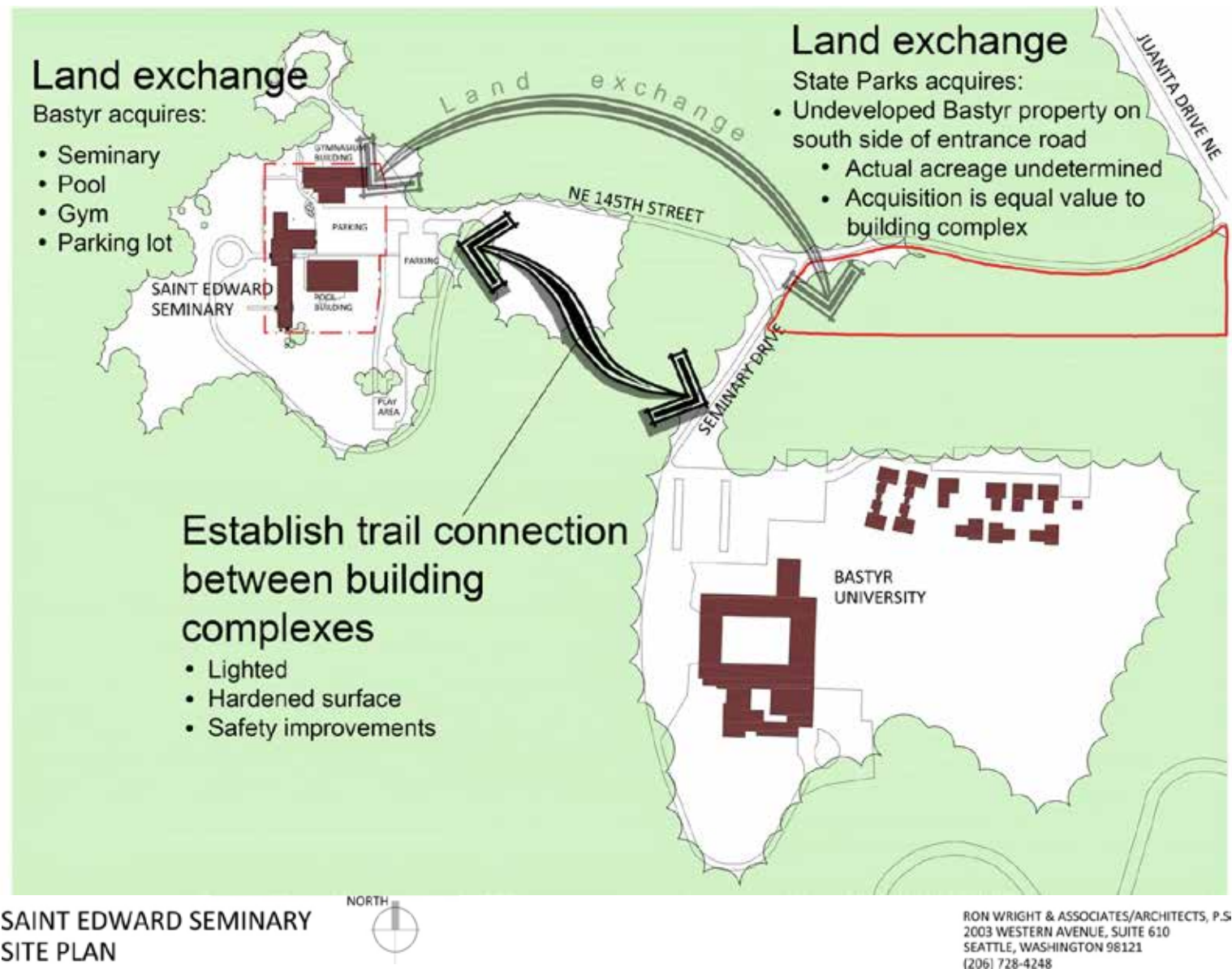
Note: It is State Parks policy to follow the Secretary of the Interior's Standards for the treatment of historic properties.

How are the Secretary of the Interior's Standards for Preservation and Rehabilitation applied in this proposal?

- **Preservation** of the Seminary and gymnasium exterior: The primary focus is on protection of historic character-defining features, such as brick façade, original doors and terra cotta roof.
- **Rehabilitation** of the interior is necessary to make the Seminary building habitable for dormitory and classroom space. The interior will require changes to make it safe and to meet modern standards.

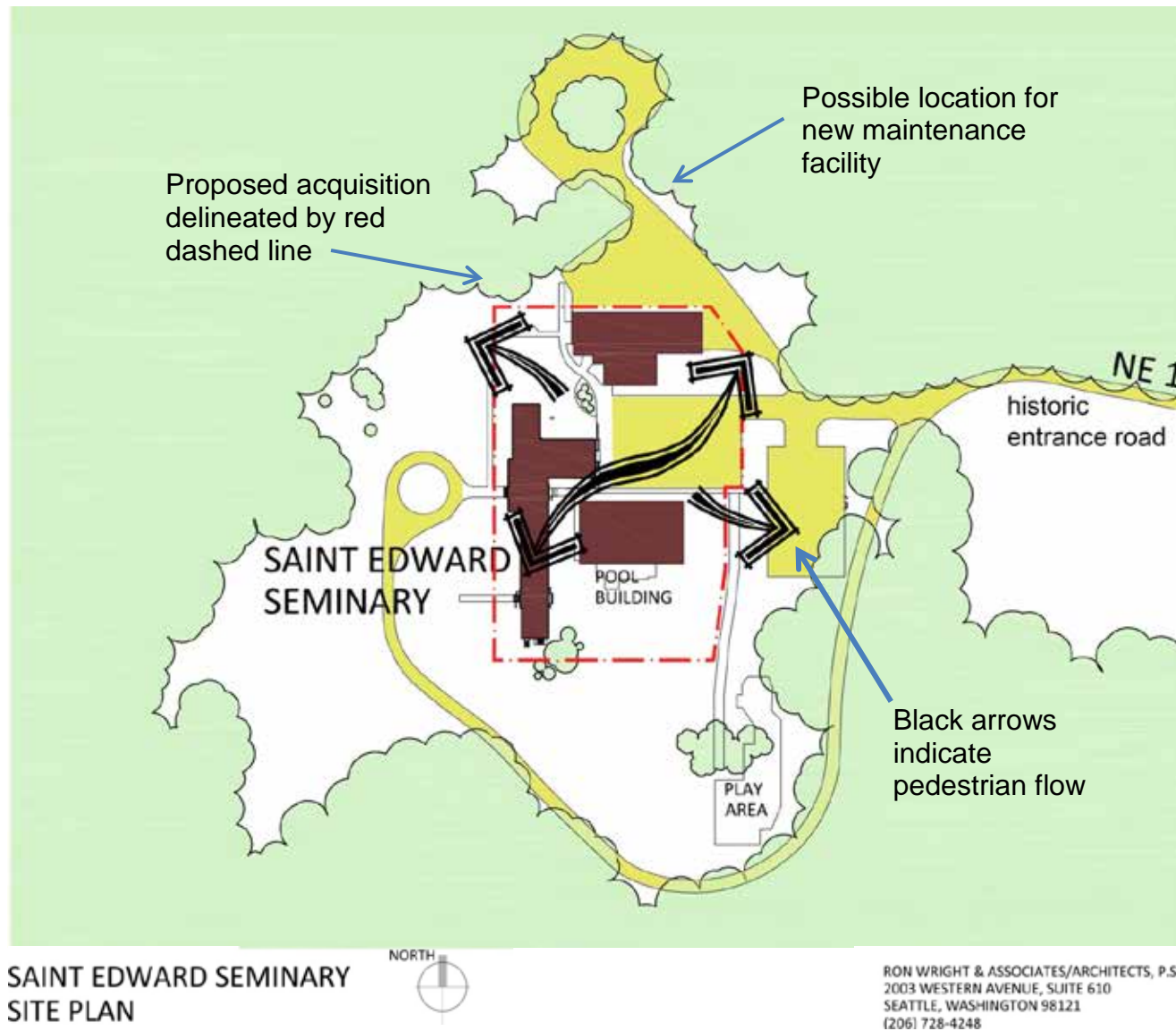
Note: the Carole Ann Wald Pool building is not considered historically significant. Because of this, the building will not receive treatments that follow the Secretary of the Interior's Standards.

Proposal: Bastyr acquires the Saint Edward Seminary building complex, including the pool, gymnasium and parking lot.



Public access between buildings remains open for park visitors.

- Building complex is accessible to pedestrians by park visitors.
- Park headquarters remains in the gymnasium.



Bastyr University

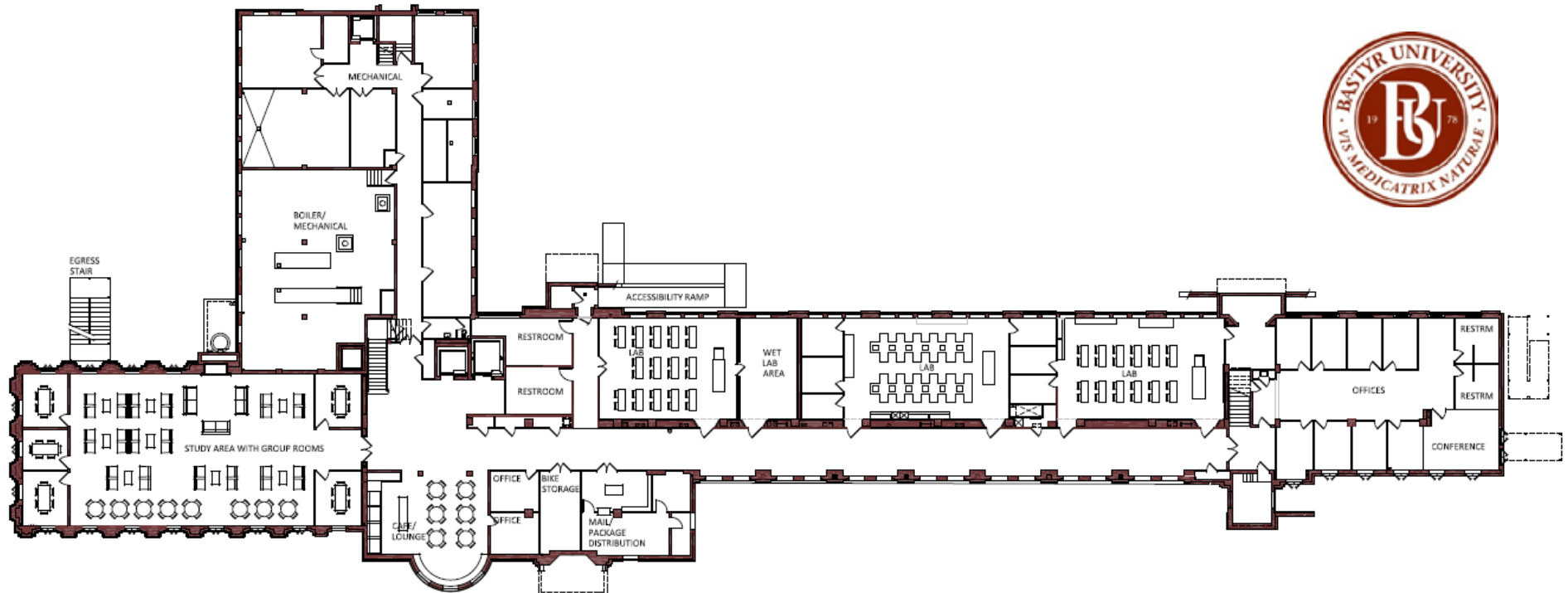
Proposed Seminary Rehabilitation

Schematic drawings

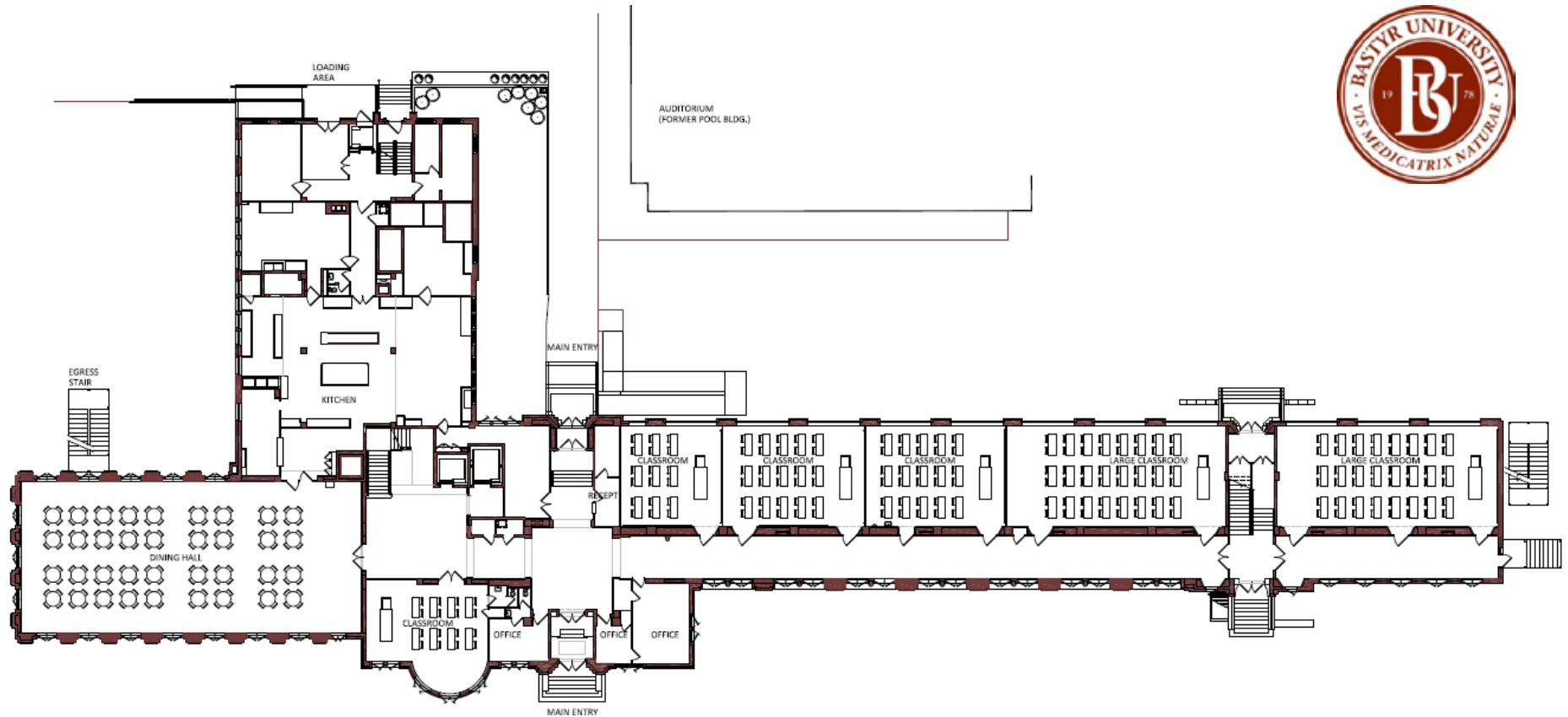
- Saint Edward Seminary building
- Gymnasium
- Carol Ann Wald Pool building

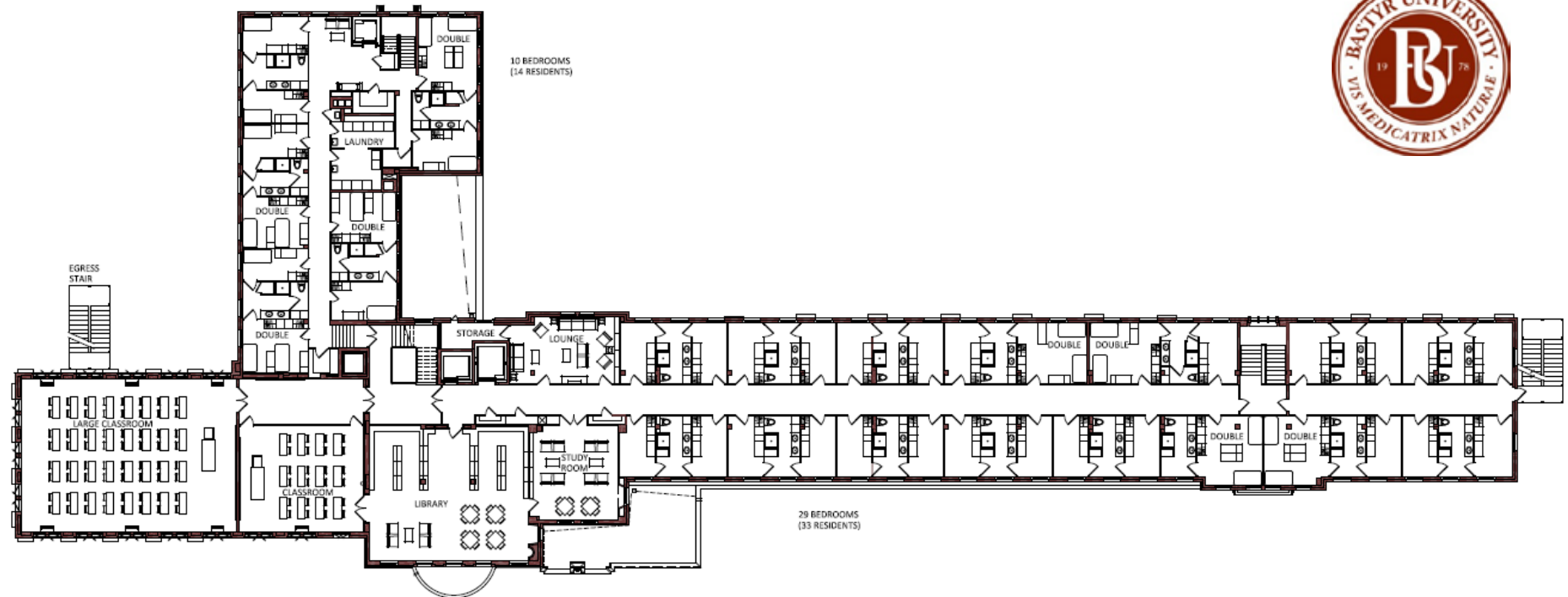


Saint Edward Seminary Basement Level. Bastyr University's proposed rehabilitation plan.

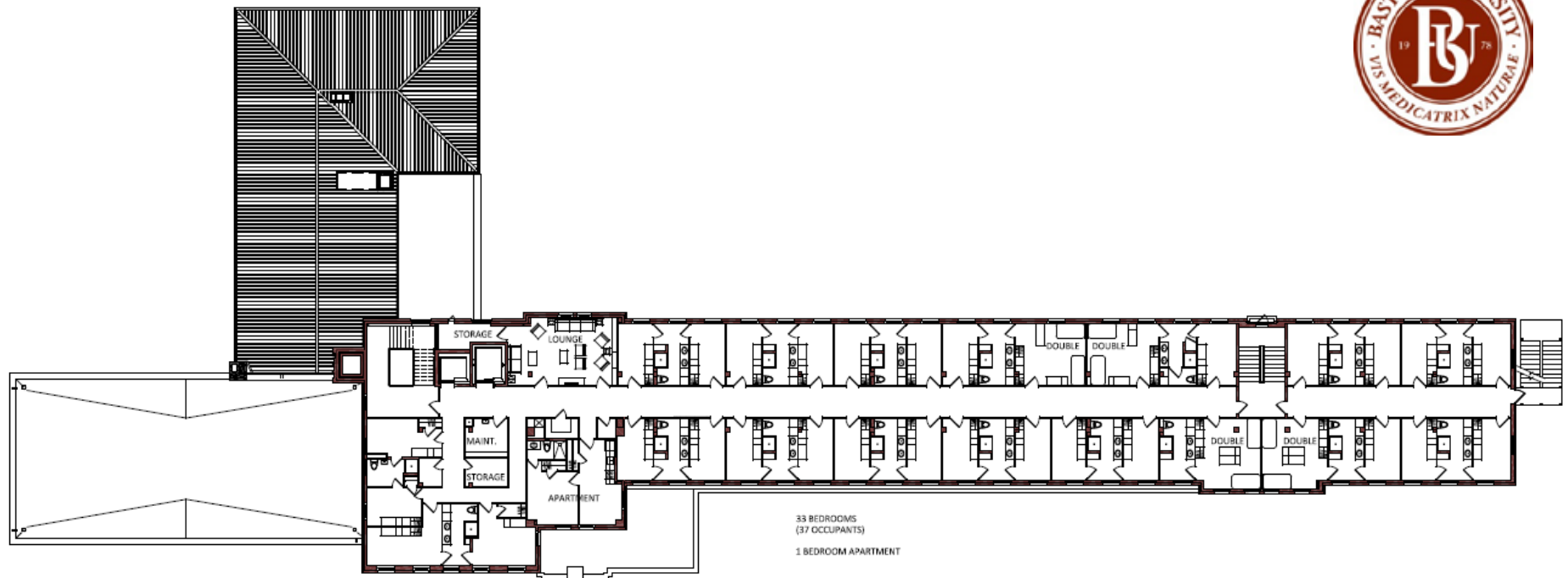


Saint Edward Seminary First Floor. Bastyr University's proposed rehabilitation plan.

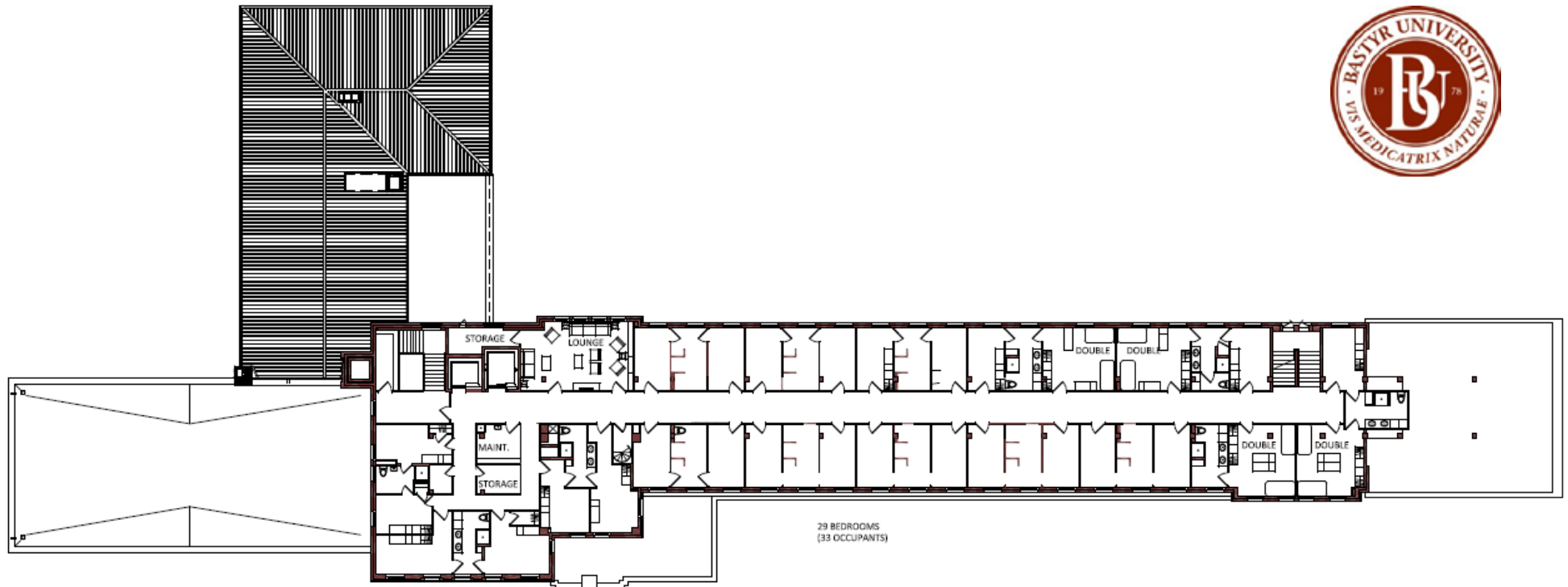




Saint Edward Seminary Third Floor. Bastyr University's proposed rehabilitation plan.

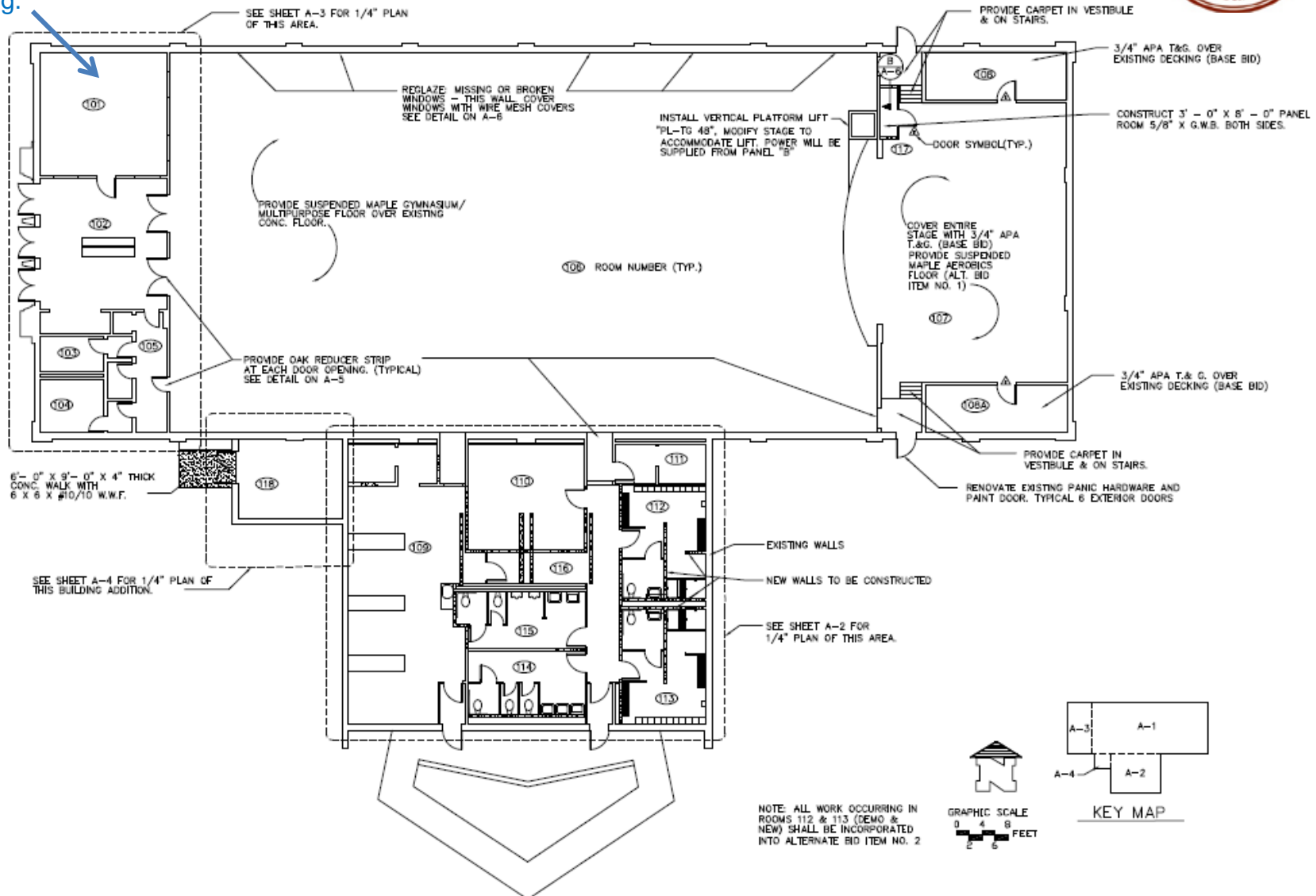


Saint Edward Seminary Fourth Floor. Bastyr University's proposed rehabilitation plan.

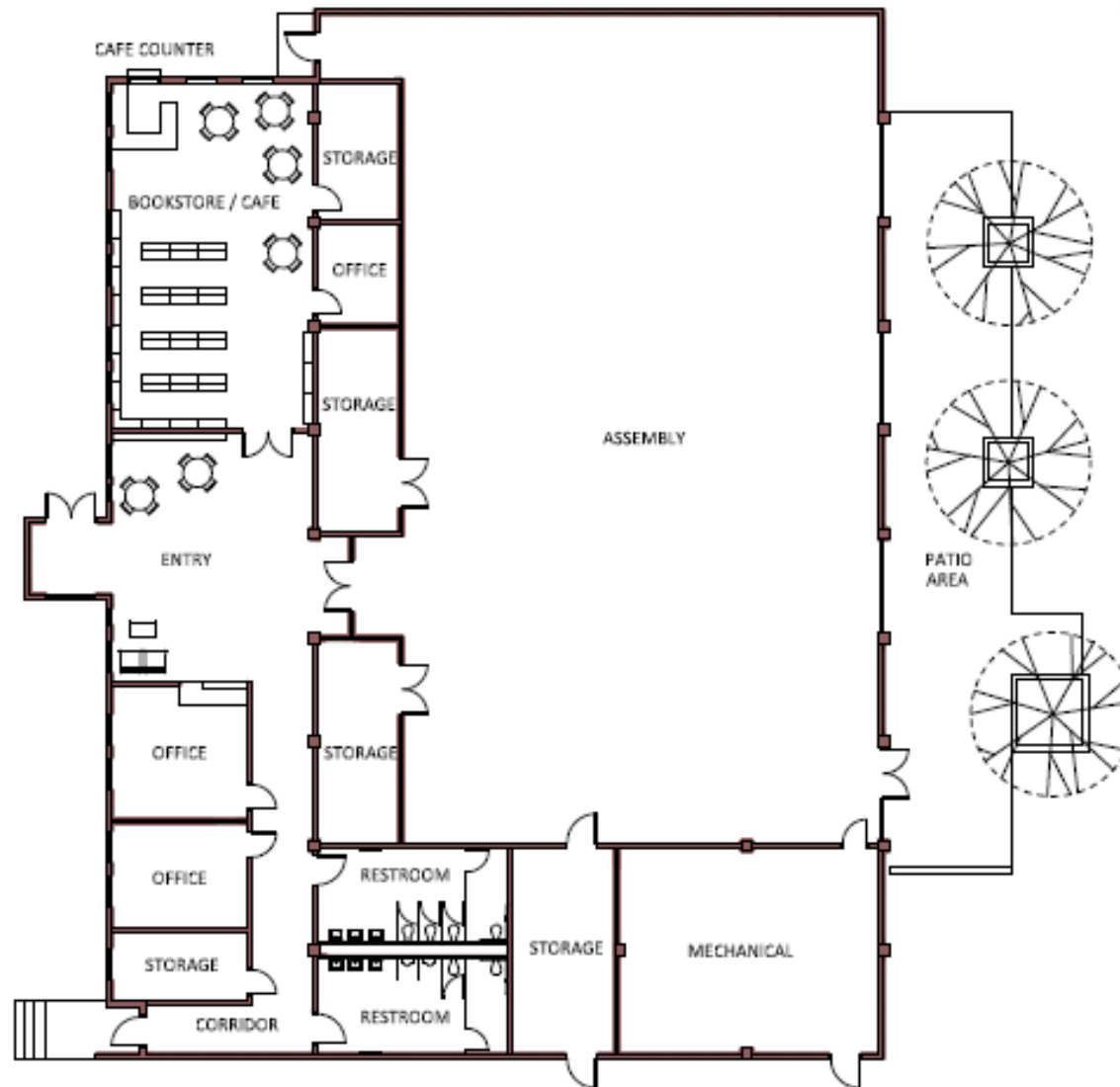


Gymnasium Building – no new work

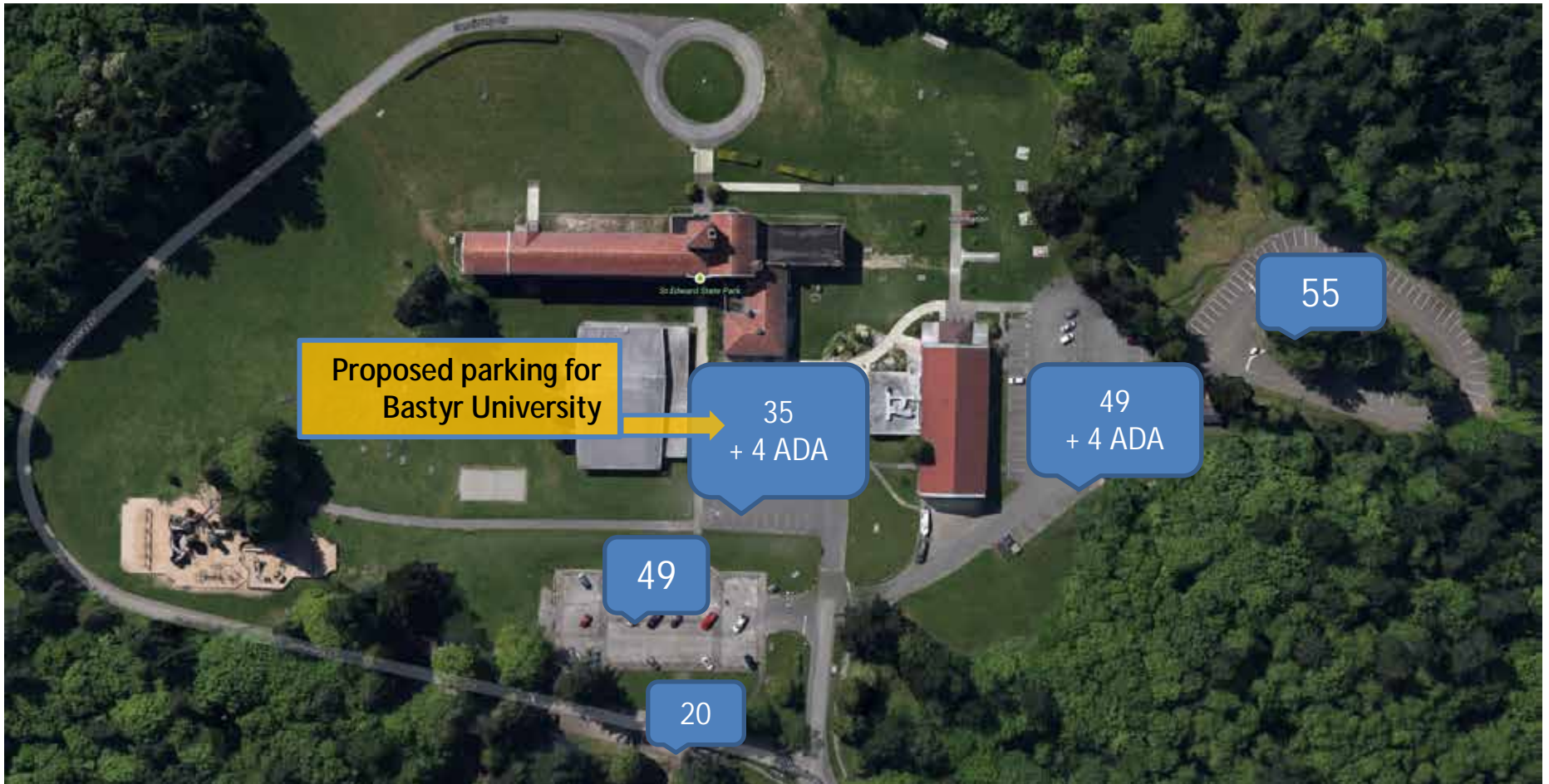
Current State Park
office will remain in
building.



Carol Ann Wald Pool Building. Bastyr University's proposed renovation plan.



Proposal: Re-establish new parking for park visitors elsewhere, through redesign or expansion of existing parking lots. Current total parking spaces: 208 + 8 ADA



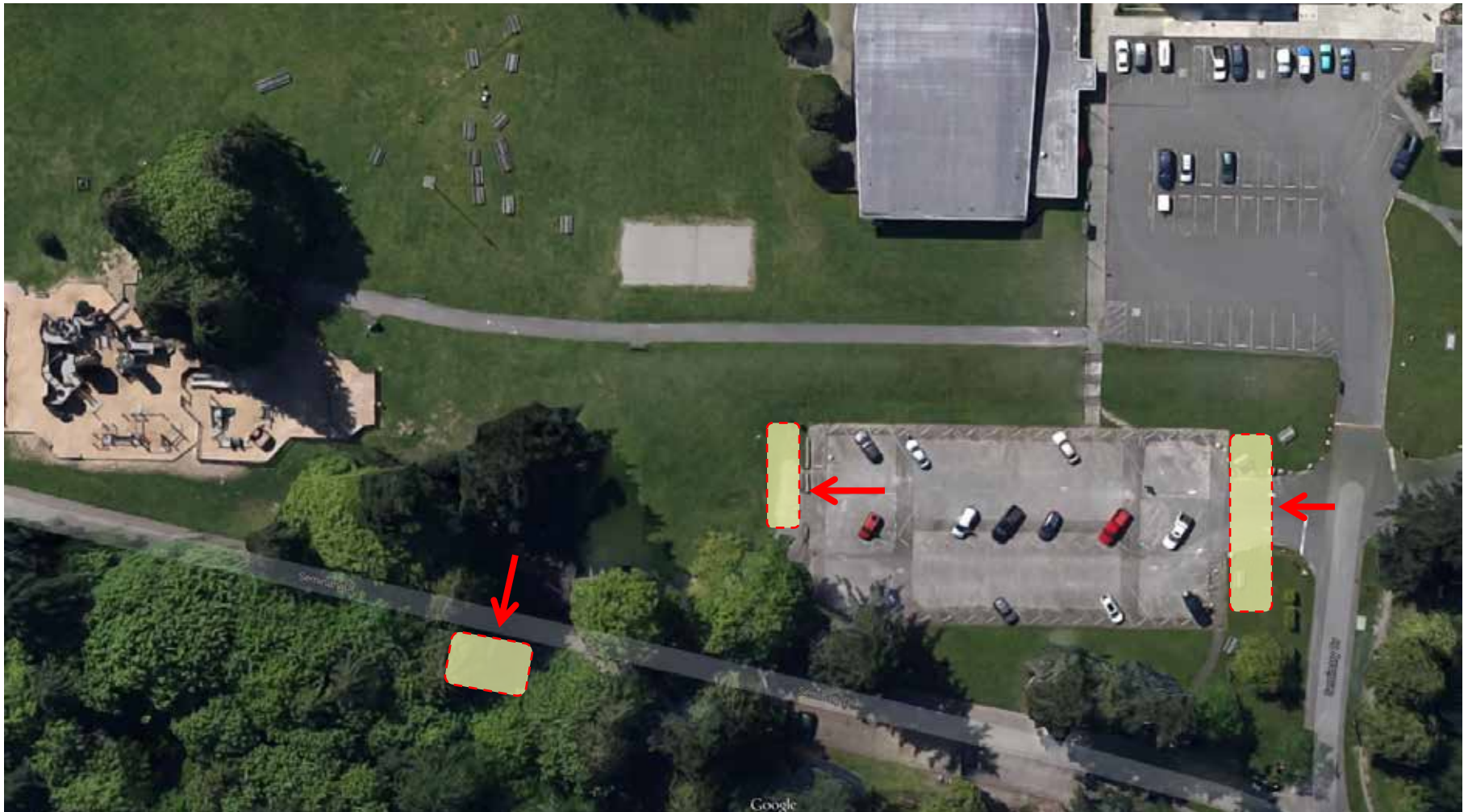
Potential additional parking (for park visitors) — North Side

Will help to replace loss of parking areas in proposed land exchange.



Potential additional parking (for park visitors) — South Side

Will help to replace loss of parking areas in proposed land exchange.



NEXT STEPS

Future anticipated opportunities for public comment:

1. **February 4:** Public Meeting at the Northshore Utility District.
2. **May 2015:** State Environmental Policy Act (SEPA). State Parks will review the action under SEPA and make a determination. This process includes a public comment period on this determination.
3. **June 2015:** Land exchange hearing. By this time, the exchange is considered an action with sufficient detail to understand impacts. Fair market value of land is determined. The purpose is to obtain public testimony that will in turn be presented to the Commission for their review prior to their July meeting.
4. **July 23, 2015:** Commission meeting in Poulsbo City Hall. The State Parks Commission takes public testimony on the requested action to exchange land between State Parks and Bastyr University.
5. Recreation and Conservation Office (RCO) public comment period on the conversion of the Seminary building complex from recreational to non-recreational use. (**Date to be determined in 2015**)
6. RCO Funding Board meeting on the conversion. (**Date to be determined in 2015**)

You may comment:

- **Online.** Visit: j.mp/st-edward and follow the “Public Comment” link.
- **By email:** Planning@parks.wa.gov